132.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,414,600 /	1,414,600
USE VALUE:	1,414,600 /	1,414,600
ASSESSED:	1,414,600 /	1,414,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOCCI DANIEL J JR--ETAL
Owner 2:	TOCCI CHRISTINE M CRONIN
Owner 3:	
Street 1:	76 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,805 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2924 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13805.000	652,500	11,400	750,700	1,414,600
Total Card	0.317	652,500	11,400	750,700	1,414,600
Total Parcel	0.317	652,500	11,400	750,700	1,414,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.79 | /Parcel: 483.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84795
GIS Ref	
GIS Ref	
Insp Date	01/14/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0001-0001.0

!10290!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	652,300	11400	13,805.	750,700	1,414,400	1,414,400	Year End Roll	12/18/2019
2019	101	FV	489,900	11800	13,805.	792,400	1,294,100	1,294,100	Year End Roll	1/3/2019
2018	101	FV	489,900	11800	13,805.	583,900	1,085,600	1,085,600	Year End Roll	12/20/2017
2017	101	FV	489,900	11800	13,805.	558,900	1,060,600	1,060,600	Year End Roll	1/3/2017
2016	101	FV	489,900	11800	13,805.	517,200	1,018,900	1,018,900	Year End	1/4/2016
2015	101	FV	478,500	12000	13,805.	433,800	924,300	924,300	Year End Roll	12/11/2014
2014	101	FV	478,500	12000	13,805.	423,700	914,200	914,200	Year End Roll	12/16/2013
2013	101	FV	478,500	12000	13,805.	403,700	894,200	894,200		12/13/2012

PRINT

Date	Time
12/11/20	00:37:01

LAST REV

Date	Time
12/01/20	11:04:43
jorourke	

PAT ACCT. 10290

USER DEFINED

Prior Id # 1:	84795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17980-546		3/1/1987		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1169	Redo Bat	4,000	C				
10/3/2011	1234	Manual	5,600					repointing stonewo
4/23/1997	208		12,000					NEW GARAGE/WDK

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13805		Sq. Ft.	Site		0	90.	0.60	10									750,738						750,700	

Total AC/HA:	0.31692	Total SF/SM:	13805	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	750,738	Spl Credit		Total:	750,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	12
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00909710
Const Adj.:	1.00999999
Adj $ / SQ:	127.399
Other Features:	117500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	801567
Depreciation:	149091
Depreciated Total:	652475

COMMENTS

22 223527 2 FPLS FUN.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

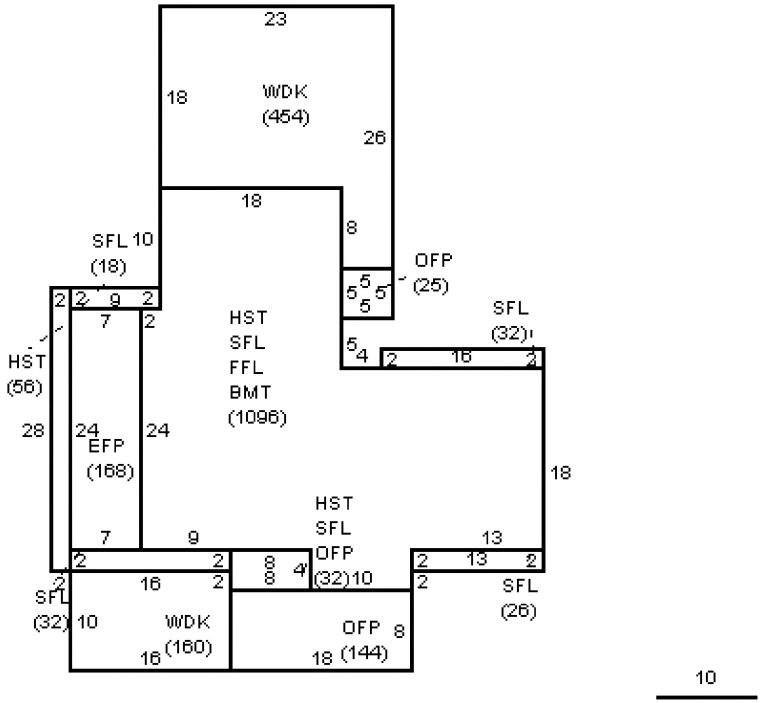
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	186.00
Special Features:	0	Val/Su Net:	130.42
Final Total:	652500	Val/Su SzAd	223.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,236	127.400	157,465
BMT	Basement	1,096	38.220	41,889
FFL	First Floor	1,096	127.400	139,629
WDK	Deck	614	7.700	4,731
HST	Half Story	592	127.400	75,420
OFP	Open Porch	201	24.960	5,016
EFP	Enclos Porch	168	43.860	7,369
Net Sketched Area:		5,003	Total:	431,519
Size Ad	2924	Gross Are	5595	FinArea 2924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X21	G	GD	1990	27.45	T	17.4	101			11,400			11,400

More: N | Total Yard Items: 11,400 | Total Special Featues: | Total: 11,400